

MINUTES

Minutes: Dec 7th, 2004 meeting of the Colorado Blue Ribbon Panel on Housing

Called to order by Kathi Williams at 2:12 pm.

Kathi Williams introduced new members of the Blue Ribbon Panel and explained the agenda for the meeting explaining that it is essential that the panel develop its priorities and set down clearly what the panel will be working toward.

Bill Kendall (economist and president of the Center for Business and Economic Forecasting) and Jim Westcott (Colorado State Demographer) were introduced.

At this time Mr. Kendall and Mr. Westcott presented powerpoint presentations. (Please see attachments for these presentations.)

Following the presentations and discussion, the Panel proceeded with setting down a list of priorities and an overall agenda for the Blue Ribbon Panel's year-long schedule.

Tom Ragonetti: It is clear that we as a panel need to identify first what the housing tools are. What are the tools for more information? What are the tools for actually changing the housing situation?

The panel set forth the following Agenda:

1. Identify housing needs by type/market –What information is available and where? How can the State of Colorado better serve communities in this regard?

What are the biggest needs in each region? Elderly? Homeless? Community Revitalization? What informational and financial resources do local organizations rely on?

2. Identify tools available to address needs: tax credits, grants, etc. Identify barriers to the use of these tools: regulatory barriers, referenda, etc.

What financial resources do local organizations find most and least useful? What are the local regulatory barriers that prevent the production of affordable housing? What changes in fiscal policy or local regulations can help? What has worked or not worked in the past?

3. Determine how do these tools/barriers affect other sectors of the economy – i.e., determine how these policies/conditions affect economic growth and community development.

How does housing relate to economic development in your region? Is housing perceived as a community-wide problem? How should housing compare to other local concerns like transportation and job growth?

4. Discover how a community's jobs/housing balance can be identified and improved based on each community's preferences.

What does each region want in its housing? Should each town have a variety of different housing types from low-income to luxury, or should neighboring communities cater to different types of housing? Should one community provide housing for people that work in a neighboring community?

Specific interest areas of panel members:

Needs assessments
Regulatory impacts
Funding Sources
Homebuyer Education programs
Downpayment assistance programs

Also - What are communities? How do we define them? They go beyond the specific borders of each jurisdiction. Accentuate the necessity of looking at housing within a regional context.

Panel Directives for December meeting: The Division of Housing staff will identify and organize where a variety of housing information and studies are available. This information should be organized in some kind of matrix and presented to the panel as part of the needs identification portion of the four-point agenda.

Adjourned at 4:40 pm.